

Meeting Notice
City of Warwick
Planning Board

Date: Wednesday, April 9, 2008

Time: 6:00 p.m.

Location: Warwick City Hall
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

Review and acceptance of March 2008 meeting minutes.

Public hearing

Major Subdivision

Faria Viewesta Road

Applicant: Alberto Faria

Location: 257 Nausauket Road and Viewesta Road

Assessor's Plat: 367

Lot(s): 550

Zoning District: Residential A-7

Land Area: 39,618 square feet

Number of lots: 3

Engineer: NRC Associates

Ward: 7

The applicant is requesting preliminary approval to subdivide one lot to create three lots, one conforming lot with an existing dwelling and two new lots for development with less than the required lot width on a new street in a Residential A-7 Zoning District.

This petition is to be continued pending Warwick Sewer Authority approval of the sanitary sewer line extension.

Public Meeting

Minor Subdivision

26 Highland Avenue

Applicant: Richard Wixted

Location: 26 Highland Avenue

Assessor's Plat: 235

Lot: 129, 130 & 131

Zoning District: Residential A-15

Land Area: 1.01 acres

Number of lots: 2

Engineer: David D. Gardner & Associates Inc.

Ward: 9

The applicant is requesting a combined preliminary/final approval to subdivide three lots with an existing dwelling to create two lots in accordance with Zoning Ordinance Section 405.3 (C), one lot with an existing dwelling and one new lot for development in a Residential A-15 Zoning District.

This project received preliminary approval on January 10, 2007, which has since expired and the applicant is now requesting a combined preliminary/final approval.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance.**

3) That there will be no significant negative environmental impacts from the proposed development.

4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant a combined preliminary/final approval.

Public Hearing

Minor Subdivision

New England Institute of Technology

Applicant: New England Institute of Technology

Location: 110 Access Road

Assessor's Plat: 279, Lots 12 and 43

Assessor's Plat: 280, Lot 9

Zoning District: General Business with an Institutional Education

Overlay

Land Area: 578,187 square feet

Number of Lots: 3

Proposed Lots: 4

Engineer: David D. Gardner & Associates, Inc.

Ward: 3

The applicant is requesting preliminary approval of a Minor Subdivision with a street extension and street abandonment for the construction of a cul-de-sac at the terminus of Access Road and to subdivide three lots into four lots with an existing building situated on each lot.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**

4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

1) That the applicant shall receive City Council approval for the abandonment of a portion of Access Road, prior to final approval.

2) That the applicant shall meet with the Warwick Sewer Authority and Warwick Water Division to finalize utility easements and the applicant shall also submit detailed plans to be approved by the Water Division prior to final approval.

3) That the applicant shall submit a landscape plan designed and stamped by a Rhode Island Registered Landscape Architect and approved by the Warwick Landscape Project Coordinator, prior to

final approval.

Public Informational Meeting

Major Subdivision

5 Bay View Avenue

Applicant: John Thomas & Nancy Gaucher-Thomas

Location: 5 Bay View Avenue

Assessor's Plat: 221

Lot(s): 22

Zoning District: Residential A-15

Land Area: 38,343 square feet

Number of lots: 2

Engineer: Louis Federici Associates PLS.

Ward: 9

The applicant is requesting preliminary approval to subdivide one 38,343 square foot lot to create two conforming lots; one lot having an existing dwelling and one new nonconforming lot for development in a Residential A-15 zoning district.

Planning Department Findings

The Planning Department finds this proposal not to be generally

consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

1) Not consistent with the Comprehensive Community Plan. The subdivision proposes to create a nonconforming lot for development with freshwater wetlands existing on the parcel.

2) Not in compliance with the standards and provisions of the City’s Zoning Ordinance. The applicant is proposing the creation of a new lot for development with less than the required frontage and lot width.

3) That there will be no significant negative environmental impacts from the proposed development.

4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendations

Planning Department recommendation is to deny the Master Plan.

Public Meeting

Request for an Extension

Home Loan Bank

Applicant: Home Loan Bank

Location: Altieri Way and Home Loan Plaza

Assessor's Plat: 276

Lot(s): 017

Zoning District: General Industrial (GI)

Land Area: 4.1 acres

Number of lots: 1

Engineer: Commonwealth Engineering

Ward: 8

The applicant is requesting an extension of the Master Plan approval for the Home Loan Bank Development Project to construct a new four-story, 60,000 square foot office building with less than required wetlands setback and relief from the height requirements approved on March 23, 2007.

Planning Department Findings

The Planning Department finds the following:

1) The project is consistent with the Comprehensive Plan, and the Comprehensive Plan has not changed substantially since the time of the original application as it would apply to this project.

2) The Development Review Regulations, the Zoning Ordinance, and all applicable state and federal regulations are substantially the same as they were at the time of the original application, as they would apply to this project.

3) The Zoning Map designation for the subdivision has not changed since the time of the original application.

4) No substantial change to the physical conditions of the subdivision or the neighboring property has occurred since the time of the original application.

Planning Department Recommendation

The Planning Department recommendation is to grant the requested extension to expire on March 23, 2009.

Administrative Subdivisions

Pequot Avenue & Orms Street Plat: 360 Lots: 267 & 354

Cates Subdivision Plat: 300 Lots: 262 & 263

Colesonian Drive & Bellows Street Plat: 291 Lots: 35 & 66